170.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	842,900 / 842,900
					USE VALUE:	842,900 / 842,900
					ASSESSED:	842,900 / 842,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHOSS AVRAM M & KATHERINE F
Owner 2:	
Owner 3:	
Street 1:	115 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOCZENOWSKI ANTHONY--ETAL -
Owner 2:	BOCZENOWSKI ELIZABETH -
Street 1:	115 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,240 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 2380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10240.000	354,700	4,600	483,600	842,900
Total Card	0.235	354,700	4,600	483,600	842,900
Total Parcel	0.235	354,700	4,600	483,600	842,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.16 | /Parcel: 354.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 112951

GIS Ref

GIS Ref

Insp Date 05/17/18

!13168!

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,700	4600	10,240.	483,600	842,900	842,900	Year End Roll	12/18/2019
2019	101	FV	278,800	4600	10,240.	483,600	767,000	767,000	Year End Roll	1/3/2019
2018	101	FV	270,300	4600	10,240.	428,300	703,200	703,200	Year End Roll	12/20/2017
2017	101	FV	270,300	4600	10,240.	359,200	634,100	634,100	Year End Roll	1/3/2017
2016	101	FV	270,300	4600	10,240.	359,200	634,100	634,100	Year End	1/4/2016
2015	101	FV	254,700	4600	10,240.	310,900	570,200	570,200	Year End Roll	12/11/2014
2014	101	FV	254,700	4600	10,240.	300,500	559,800	559,800	Year End Roll	12/16/2013
2013	101	FV	254,700	4600	10,240.	286,000	545,300	545,300		12/13/2012

PRINT

Date	Time
12/11/20	03:09:54

LAST REV

Date	Time
10/21/20	11:21:02
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13168

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOCZENOWSKI ANT	62688-591		9/25/2013		600,000	No	No		D.O.D. ANTHONY BOCZENOWSKI 6/12/2013.
	12871-562		10/2/1975		47,000	No	No		N

USER DEFINED

Prior Id # 1:	112951
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2020	833	Redo Kit	77,500	O				
8/12/2015	1099	Redo Bas	20,000		8/12/2015			Finishing 479sf of
2/17/2015	144	Insulate	2,100					Blown in cellulose
6/11/2014	650	Redo Bat	5,200					

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	CC	Chris C
6/26/2014	Info Fm Prmt	PC	PHIL C
12/24/2008	Measured	372	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10240		Sq. Ft.	Site		0	70.	0.67	8			Med. Tr	-5					483,591						483,600	

Total AC/HA:	0.23508	Total SF/SM:	10240	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	483,591	Spl Credit		Total:	483,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED/CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21330476
Const Adj.:	1.00205207
Adj $ / SQ:	151.974
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481996
Depreciation:	127247
Depreciated Total:	354749

COMMENTS

EST. BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4			Baths: 1			HB 1		

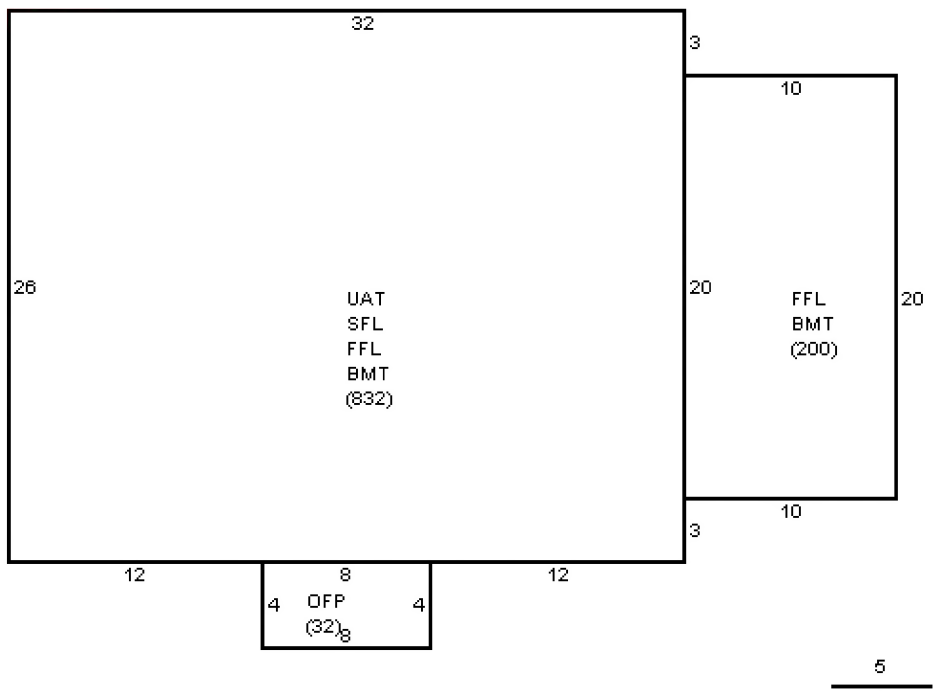
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,032	60.410	62,343
FFL	First Floor	1,032	151.970	156,838
SFL	Second Floor	832	151.970	126,443
UAT	Upper Attic	208	60.790	12,644
OFP	Open Porch	32	44.090	1,411

Net Sketched Area:	3,136			Total:	359,679
Size Ad	1864	Gross Are	3760	FinArea	2380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.17
Special Features:	0	Val/Su Net:	113.11
Final Total:	354700	Val/Su SzAd	190.29

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	AV	1980	3.19	T	31.2	101			900			900
3	Garage	D	Y	1	12X20	A	AV	1929	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600